

Weavers Way, Sandford – Planning considerations for MDDC ref:

21/00276/MFUL Fanny's Lane Sandford

Erection of 13 dwellings to include associated landscaping, public open space and infrastructure

Land Registry Title number: DN686337 – Area of land belonging to Summerfield Developments SD3 and leased to Calor Gas for the LPG tank, supplying Creedy View houses. The Grange Architects Dwg. No: PO2, Rev: B, clearly shows the area that belongs to Summerfield and leased to Calor and is obviously known to Belfield and which Belfield has excavated without permission. Dwg. No: PO4 shows part of the area excluded from Grainge's drawing – why??? The excavation has undermined the stability of the gas tank supporting soil with subsequent potential for homes to be without gas for heating, cooking and hot water should the soil support fail. This needs immediate reinstatement.

The earth that has been moved to/ piled up behind the gardens of Meadowside has no retaining structure – a cross section to the back of the Meadowside gardens is needed.

Footpath levels must be kept at original levels and within the existing planning permission. Raised drain covers are raised well above the original levels in many cases and compromise the footpath levels.

The channels cut in the soil adjacent to cut-off ditches just end at the hedge which falls away to a Meadowside garden and on into adjacent fields.

The hydro brake is only 1 l/sec.

The cut off ditches should be lined with concrete to prevent water-logging.

The drainage report requires annual maintenance plus protection fencing. Who is to ensure this happens.

A.

1. Who currently owns the land outside the area of construction works i.e., the area of land from the HaHa and Furlongs footpath to the back of Meadowside and to the rear of 10-20 Brady Close (the POS)? Is it the developer or the Gorwyns? This is important as the owner needs to give permission for the Developer to surcharge the land with surplus spoil from the construction works if this is acceptable (see D.1. > below).

2. Who will own and be responsible for this land on completion of the works? The Millennium Green Trustees or the Developer and will they be happy to take over the ground with the tipped excavated material and the potential responsibility of the Attenuation Pond etc.?

3. If it is the Millennium Green who will pay the legal fees? or has there been an agreement in meetings in writing that the transfer will be free of charge, including transfer fees.

B.

Are MDDC satisfied that Belfield have fully complied with Clause 15 of the Decision Notice, i.e., the design of the attenuation ponds.

1. Are there any cross-section drawings available through the Attenuation Pond from the Furlongs footpath and the houses in Meadowside that show the relationship between the pond and houses below? (Have MDDC planners assessed the risk of flooding to the houses should the existing soil give way and checked the design calculations for the pond?)

2. Was the soil in the bank between the houses in Meadowside and the pond tested for stability before the design was approved? If not, should this be done before the tanks are put to use?
 3. Has the design / revised height of the surrounding area of the pond surcharged the bank between Meadowside and the pond or caused a 'slip plane'?
 4. Will the pond be lined with a suitable impervious lining to prevent seepage to Meadowside?
 5. What type of outlet control is there to the pond and what provision is being made to prevent blockage and the pond overflowing ?
 6. Who will be responsible for the maintenance of the attenuation pond and the attenuation tanks on Creedy View.
- 7) The earth banked up above the Furlongs footpath along the length of the site boundary is loose soil up to 5-7 metres in places with no means of support.

Have stability calculations been provided?

C.

1. Enforcement action by MDDC should be taken regarding the proposed omission of the stepped footpath between nos.10 and 11 on dwg 1445/PO4 and any subsequent application for a variation should be strongly resisted.
2. It was my understanding that the footpath link between Meadowside and the Parish Hall was of primary concern to the PC (condition precedent?) in supporting the application to MDDC and that this link should be upheld by MDDC if for no other reason than good sensible planning, as contained in the notes of the pre-application meeting of 21st August 2020.

- D.
1. The Developers request to surcharge the Furlongs footpath with excavated material should be strongly resisted until a full set of existing (pre development) site levels are available and detailed long and cross-sections of the proposals envisaged by the developer, preferably with calculations indicating how many cubic metres will be deposited. The saving (potential profit) to the developer of depositing this material on the POS / footpath instead of removing from site to an approved tip could be in the order of tens of thousands of pounds! (If there is to be a large amount of filling then the material may need to be benched in to prevent a slip plane being formed)
 2. This surcharge could also change the viability of the PC's proposed Cycleway from Weavers Way and the footpath link between the Furlongs paths and the 'cut through' by the garages in Meadowside. (It has been noted that some of the manholes constructed are above the existing ground level. Does this indicate the developer's intention to raise the levels with excavated material regardless of approval) (see A.1 above)
 3. Would the PC be prepared to negotiate with the Developer that savings made by D.1. above could pay for all / part of the PC's proposed Cycleway/footpath link ?????? if they could be assured that this would be safe.

ESD

27th September 2022

Please see recent pictures below.



Weavers Way
September 2022

